

**WHAT: Meeting #3 at Wellswood Civic Center
re Crosswind Church Development**

Hosted by: We Are Wellswood Concerned Neighbors
(Jan J., Jackie & Bryan T., Candace D.+)

WHEN: Sunday, August 21, 2022 – 3pm - 5pm

WHY: Adverse Impact on Wellswood Community

ITINERARY

Greeting and Purpose of Meeting:

Introduction of Neighbors:

Sign In / Contact Sheet:

Review/Discussion

#1

- June 26 committee minutes have been posted to the WCA website; reading was waived;
- Letter of Concern dtd 7/6/22 mailed to developers;
- Letter of response (dtd 7/14) from developers received via 8/1 email (both posted to new WeAreWellswood.org website);
- Status of **Petition** and **rack card**.

#2

- How best to circulate a **rack card** (in lieu of a tri-fold) to encourage mail in petition for use w/zoning. **Track zoning application** and when to distribute info throughout Wellswood neighborhood to ensure Wellswood residents are informed re proposed development, to encourage individual participation at a zoning hearing and to ask for their **petition signature by mail** (rather than online);
- WeAreWellswood.org website has now been set up for use with petition and other information;
- Discussion re **developer's letter and if response is required** at this time.

#3

– Other Steps and Timeline

- Wellswood Civic Association general meeting scheduled for 9/12 @ 7 p.m; time on agenda to be requested to inform neighbors/attendees of WeAreWellswood efforts to encourage interest/participation in zoning-related efforts by developers. Continue to track zoning application for use w/Petition circulation and schedule **next committee meeting -- to be scheduled**.

MINUTES

**Wellswood Neighbors Meeting #3
August 21 2022 -at the WCA building – 3-5 p.m.**

PURPOSE: Crosswinds Church Development

Meeting #3 of the Wellswood Neighbors (We Are Wellswood) was organized as a follow up to meeting #2 held June 26, 2022 re the proposed development of Crosswinds Church located at 1510 W. Hillsborough Ave by developers Jeremy Vanderloop and Matt Tack of Looptack LLC.

A sign-in sheet was provided for attendees' signature and contact information.

Meeting commenced at approximately 3:15 p.m. A summary was provided to new attendees on committee's efforts since May 22, 2022's initial meeting.

REVIEW/DISCUSSION:

--**Minutes of the 6/26/22 meeting** were referenced as being posted to the WCA website for attendees' info/review (in lieu of being read.)

--**Letter of Concern dated 7/6/22** was mailed to developers and **Letter of Response (dtd 7/14/22)** from developers was received via email dated 8/1/2022; both documents have been posted to the **newly created website: WeAreWellswood.org** and related **new email address: WeAreWellswood@gmail.com**

Both letters were read aloud and discussion ensued.

Main concern is the anticipated timeframe for the developers to present an updated plan as it directly affects revising the rack card and incorporating changes before it can be printed and distributed throughout the Wellswood neighborhood. A follow up letter was suggested be sent to developers for timeframe clarification and to ensure a good community turnout at the Wellswood Civic Center as a presentation date is confirmed by developers. Jan will draft a letter for finalization by Jackie and Bryan to identify estimated timeframe

Additional discussion re status of zoning application by developers; no record of anything being filed as of yet per City of Tampa's Acello website. (A fall timeframe was referenced in developers' response.)

A comment was made re Tampa Catholic being involved with the distribution effort as the students may qualify for community service hours. Candace D. offered to follow up for us and report back at the next committee meeting.

A sample **rack card** was presented as assembled by Sol Davis Printing; the 4-color, two-sided (English and Spanish) document could be printed for \$267 (2000 quantity) once revisions are identified as soon as a response is received to a follow up letter to developers. .

General comments included:

Question re **WCA's neutral position and why**; It's the committee's **understanding** (via WCA website) that the WCA board believes they can't tell a property owner what to do with their property as long as they're within their legal rights. The committee believes the developers/owners are not within their legal right to put in place inappropriate structures that will negatively impact the community – including traffic, utility services and disregard for neighborhood's character and viability. **Committee requested there be time scheduled at the WCA general meeting on 9/12** to update community on status of committee's efforts/petition, etc. Jan to ask Tina to be given time at this and future meetings.

Discussion held re **Petition process**; Petition will be ready to be posted to the WeAreWellswood.org website for community to view, sign and **mail in AFTER** a zoning application is filed to ensure petition reflects zoning application information and any other related updates/changes. (Jackie offered to provide a copy of the petition to new attendees at today's meeting as email addresses are provided in conjunction with dissemination of these minutes in advance of posting to the website, for info.) Additionally, a post to Wellswood Neighbors page was suggested and will be requested.

Various comments re **perception of Crosswind Church role**: seems to just care about getting a new church and then whatever else the developer does they (the church) doesn't seem to care; discussion re background of church owning retail stores and parking garage / tax status – non-related business income pays taxes and concern that the church could not maintain the parking garage and retail center –church is not equipped nor experienced (expressed in Petition opposing development).

Additional concern re **"affordable housing"** definition – would like to reconfirm w/developers-- if considered subsidized rather than a market-driven price based on space (more affordable than luxury)—to include a combination of studios, one and two bedroom floor plans., the amount of **traffic** that currently exists in and around Wellswood community because of three churches and three schools and concern about the **safety of the children** if there is parking garage located at the site. Would Tampa Catholic back community and take a stand-- for petition signing purposes?

General Discussion:

--**Traffic concerns** for side streets of Bedingfield and Mendenhall by Tampa Catholic students driving to WaWa—**safety** for playground kids/staff and neighborhood in general. Suggestion made to email WCA and advise of concern as well as utilize City of Tampa's Customer Service Portal and document/file a complaint. Speed bumps have not been as big a **deterrent to prevent speeding on Wishart**—suggested this be brought up at WCA's 9/12 general meeting as a TPD rep will be in attendance--Remarks re History Project by WCA – a work in progress (c/o Kitty Wallace); additional work required to ensure character of of commujity is preserved.

--**Timeline** for how/when to get the word out (rack card/petition info) via committee members and others walking door-to-door delivery (with possible help of Tampa Catholic students+)

--**Next WCA general meeting is 9/12/ 2022;**

--**Next Neighbors meeting** to be scheduled as space is confirmed to be available w/WCA (either a week night or Sunday afternoon – tbc)

Adjourned.

Submitted by:

Jan Johnson,
Resident, Wellswood

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